G. R. S. 58
Previous references.

File No. 8—09

1909-10

Serial Nos. 13—

(-Banking)

Later references.

GENERAL AND REVENUE SECRETARIAT.

Serial Nos. 13 - 14

Part B. for November 1909

SUBJECT.

Sanctioning the Sale of the dry suret lands of Mr A. Shama Rao, member of the late Agl Bank at Chellumagalur, and observing that the Sanction of Govt is necessary previous to the disposal of the properties of the indebted members.

---

1) From the Deputy Commr Kadur dirt. no. 136/97-98 Solicits the confirmation of the Sale of certain lands belonging to Mr Shama Rao, an indebted member of the above Bank.

2) To the D.C. Kadur,
" " Hassan,
" Comptroller.
no. de 2403-5 917.11.09

GPB—8,000—7-4-07

Sanctions the sale & observes that Sanction of Govt to the disposal of such properties is necessary.

G.R.S. 11]

190 9.–10

GENERAL AND REVENUE SECRETARIAT

(Banking)

NOTES.

File. No. 8

FILE HEADING.

Agricultural Bank of Shekmaplan

From The Dy Commr, Kadur Dt

No. 134 Dated 7-10-09 Received 9.10.

Diary No. 1537	Enclos. Nil Spare Copies.	Serial No. 13

BRIEF ABSTRACT OF LETTER.

Solicits the confirmation of the Sale of certain lands belonging to Sri Shama Rao an indebted member of the above Bank.

NOTES AND ORDERS.

Perhaps this is the worst case that has come up before Govt. The total, due by this recalcitrant member amounts to over Rs 40000. Being in arrears of land revenue

DO ref 26/27/11

NOTES—First sheet.

GPB—30,000—20-3-06.

Serial No.

Lands in Vatsara village Payan taluk Trichy

Some of his lands to the extent of 18 acres & 26 guntas paying an assessment of Rs 81-12-0 were sold towards its realisation & the excess remaining Rs 180 was credited towards the enormous amount of Rs 40000 due by Shama Row. Besides this insignificant amount recovered by coercive measures he has not paid a pie to Govt. The Dy Commr has apparently now fixed upset for sale the entire remaining lands in Shama Rows holding. The coffee lands nearly 80 acres fetched only Rs 2500, which was considered low by the Inspector of coffee estates & were accordingly reserved for a future sanction. The other lands in Vatsara village excepting 8 ks 30 amounting to in all 16.2 wet lands & 9.3 dry lands - have now been sold for Rs 1275-9 & considered as very

NOTE—Contn. sheet.

GPB—50,000—13-5 08

Serial No.

fair price by the Dy Commr
Confirmation of the sale
of these lands is now asked
for.

2 In recommending the con-
firmation of the sale of certain lands belong-
ing to Lagumadha Row the
Dy Commr remarked that
the original Valuation of
these lands must have
been over estimated. This
present case is perhaps
a better illustration of
his contention.
The Shama Rao lands were
originally valued at Rs 85000
× they are now expected
to fetch in all.

3 Excess in land revenue sales. 180
sale of lands in Vatsara 1275
Expected realisation out
of coffee lands, houses &c 5000
6455

4 Sum less than 6500 Rs -
The estate was
originally valued at Rs 85000.
× houses &c and out 33000 Rs

Please see
file linked
Hay V

Hay V

NOTE—Contn. sheet.

GPB—50,000—13-5-08

Serial No.

has advanced by Govt in hard cash!

Another point is noted by the Dy Commr. whether he could not confirm these land sales himself finally without asking Govt to do it formally. Standing orders of Govt are against his proposal * if the Dy Commrs view is found acceptable they will have to be modified accordingly.

Submd for orders.

20/10

11/11

5 Please put up a draft sanctioning the sale of the lands disposed of by the Dy Commr.

6 As regards the doubt entertained by the Dy Commr in para 5 of his letter, attention is invited to instruction no 2 issued in G.O. dt 16-1-08. This instruction is not quite clear on the point raised by the Dy Commr. The sanction of Govt required referred in the last

H 3:29-33 dt 16-1-08
B 3-07-17 para 2
Flag W
This order is not clear on the point
11/11

NOTE—Contn. sheet.

GPB—50,000—13-5-08

Serial No.

Sentence of this rule is apparently required only to the disposal by private negotiation of properties & not to their sale by public auction. When a property is disposed of by public auction, the rule under reference provides that it should be knocked down to the highest bidder & makes no reference to the need for Govt sanction to the final acceptance of the highest bid. Altho the rule does not strictly insist on Govt sanction, in practice however sales are being reported to Govt for sanction and the form of sale notification approved of by Govt provides also for the sale being subject to the sanction of Govt. The cases are few and there will be no inconvenience if Govt sanction is required for the final acceptance of the highest bid made at the auction. All these cases involve large losses and it is better that the final disposal of the mortgaged properties

NOTE—Contn. sheet.

GPB—50,000—13-5-08

Serial No.

and the closing of the transaction with each debtor is made under the orders of Govt. The Dy Commr may therefore be informed that each case of disposal of the mortgaged property whether at an auction or by private negotiation may be reported for the sanction of Govt

7 As regards the very heavy loss which the closing of this debtor's account will involve, it is inevitable. This unfortunate result is due either to the original valuation of the property having been made on a recklessly extravagant scale or to an extraordinary depreciation of its value since it was taken as security by Govt or to both these causes. In any case the loss is unavoidable & the exact loss which Govt has to sustain by closing this debtor's account can be ascertained only after the disposal of the remainder of the property

I think so. [illegible]

GPB—50.000—13-5-08

G. R. S. 12]
General and Revenue Secretariat.

13 File No. 82 of 1909

Serial No.	
	and submits his final report on the case
	Draft submd Secy 2/11 2/11 Genl Secy)
	Draft slightly altered & approved. 2 The Supdt of the Press will please see that when Drafts are eventually cut up, a clean Draft is put up before it comes up to the Secretariat for his consideration (21/11/09
14	To the Dy Commrs Hassan & Kadur Dts Comptr do H 2403-5-9 17-11-09

NOTE—Contn. sheet.

GPB—50.000—13-5-08

G. R. S. 12]
General and Revenue Secretariat.

B File No. 8 of 1909

Serial No.

Sanctions Tim. Sale of the Lands & states that sanction in such cases is necessary as well as desirable. That a final report regarding the closing of the accts. has already been called for & further requests the Dy Commr to submit a report on the subject of the over Valuation of coffee estates in regard to the loans advanced on their security.

NOTE—Contn. sheet.

GPB—50,000—13-5-08

D. O. No. 492 / Enclosure

Barrackpore
16th Novr 09

My dear Sir,

I send the
Enclosed for your
perusal & kind
return - The
Officiating report
therein referred
to has not been
received - Your
Official letter No
134 dated 7th
October is the
latest on the
subject before
Govt. - It looks
as if there has
been some collu-
-sion in the
matter of the

Coffee Roasters — You know my general preferences in such matters, viz that it is far better that Government should leave a little money than that free flow of capital to the land should be retarded by Govt mortgages —

Please expedite your final report —

Yours Sincerely,

Alfred Marshall

To R. Giffen Esq
Dept. Labour Statistics

To

T. Ananda Rao Esquire, B.A.,

Dewan of Mysore,

Bangalore.

Sir,

I was a large landholder both of wet and coffee lands at Vastara in the Chikmagalur Taluk. From the late Agricultural Bank at Chikmagalur I borrowed money for the improvement of my estates and the liquidation of my debts. To my misfortune my coffee estate was attacked by borer pest some ten years ago and a greater portion of it deteriorated causing irreparable loss to Government and to myself. All my slender resources were exhausted to save as much of it as possible. What with continued depression in prices and the loss of a greater portion of my estate which in spite of my best endeavours I could not reclaim, the instalments and other Government dues fell into arrears and all my property were put up for sale. My coffee estate was bid for Rs.2500/-, but the Deputy Commissioner did not close with the offer. The Deputy Commissioner then asked me if I would be willing to take back the estate for Rs.3000/- repayable by annual instalments of Rs.600/- for the first year and Rs.400/- for each of the following six years and upon his advice I have accepted the conditions and have accordingly put in an

application

application which, I dare say, has been submitted to Government for favourable consideration. As this concession would enable me to struggle out of my present inexpressible difficulties and --- provide means of living to my family in the long run, I humbly beg you will be so gracious as to take my fallen circumstances into consideration and pass favourable orders, which will place the family under a deep debt of gratitude to His Highness's Government.

I beg to remain,

Sir,

Dated Chikmagalur, the 14th November 1909.

Your most obedient and humble servant,

A Shamiah Rao

D.O.No.100
encl. V.

Chikmaglur,

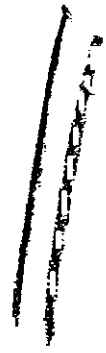
16th November 1909.

My dear Sir,

I am in receipt of your kind D.O. letter No.432 dated the 16th instant and the petition enclosed therein dated the 14th idem addressed to you by Mr.A. Shama Rao, member of the late Chikmaglur Agricultural Bank. So far as I am aware of, there has been no collusion in the matter of the Coffee Estates as you have been pleased to observe. At the time I held the sale of these estates, there were no proper bidders for the Coffee Estates chiefly because there were not many persons present then who were keen on the purchase of the Estates. The highest bid received for Mr.Shama Rao's Coffee Estate was Rs.2500/- and I refused to accept it as I had been advised by Mr.Pilkington that Rs.3000/- was the lowest figure which should be accepted.

2. Seeing that the sale had failed to fetch a proper

value for the estate, I wanted to see if private negotiations would produce any better results, and accordingly told Mr. Shama Rao that if he could get any body to offer not less than the market value of the estate as estimated by us, I shall give due consideration to the offer. I was inclined to adopt this course because in the case of another member - Mr. Abdul Khalig - whose Estate was valued by Mr. Pilkington at about Rs.6000/, the highest bid offered at the sale was only Rs 3500/- and on my declining it and expressing my determination to dispose of it by private negotiation, a relation of Mr. Abdul Khalig came forward with an offer for Rs.7000/- (i.e., Rs.1000/- more than our estimate) because he did not want to let the property go out of the family. I believed that in Mr. Shama Rao's case too I might be able to get not less than the market value of the property if I invited offers for it, and spoke to Mr. Shama Rao accordingly. I never gave Mr.Shama Rao to understand that the property would be given to himself for Rs.3000/- (and even that to be paid not immediately but in



a number of
~~two or more~~ instalments), thereby actually reducing his loan to the value of the estate.

3. Mr. Shama Rao presented before me an application on 4th October 1909 to nearly the same effect as that submitted by him to you. Before I could give him a reply or take any other action on ~~that~~ it, I received an application from some other person offering for the property Rs.3500/- in cash or Rs.4500/- payable in 3 years with sufficient collateral security. This application came to my hands when I was at Mysore during Dasserah. On my consulting Mr.Pilkington about it, he informed me that certain planters had also an idea of going in for the Estate and promised to ascertain their views and communicate them to me early, and I am now in communication with these planters.

4. Meanwhile, the Estate has been advertised for sale on the 30th instant for Revenue arrears. I have given notice of the sale to all likely bidders and as soon as the sale is concluded, I hope to arrive at a definite decision in the case and report it to the

Government

Government for orders.

5. The petition received with your letter is herewith returned.

Yours sincerely

W. Stevenson

To

T. Ananda Rao, Esquire,

Dewan of Mysore.

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Deputy Commissioner's Office,

Kadur District,

Dated, Chikmagalur, the 6th October 1909.

From

K.R.Srinivasa Iyengar,Esquire,M.A.,

Deputy Commissioner,

Kadur District.

To

K.S.Chandrasekhara Iyer,Esquire,B.A.,B.L.,

Secretary to the Government of Mysore,

General and Revenue Departments.

Sir,

I have the honor to state that Mr.A.Shama Rao of Vastara- member of the late Agricultural Bank-owed to Government at the time of the winding up of the Bank in 1905-06 the following amounts, viz.,

Rs.	32,089-7-0	towards principal
Rs.	7,625-9-9	towards accumulated interest,
Rs.	745-9-0	towards advance for working expenses,

or a total sum of Rs. 40,460-9-9 for which the undermentioned properties had been offered as security according to the bonds executed by the member in favor of the Bank.

Taluk	Village.	Sur. No.	Kind.	Extent.	Assessment.
Chikmagalur	Vastara	1. 86	Wet	1 - 5	6 - 0 -0
		2. 124	Do	2 -18	11 - 0 - 0
		3. 119	Do	" -18	2 - 4 - 0
		4. 130	Do	1 - 3	6 - 0 - 0
		5. 173	Do	3 -12	15 - 0 - 0
		6. 175	Do	" -16	1 - 12- 0
		7. 178	Do	4 - 6	19 - 0 - 0
		8. 231Part	Do	" - 7	0 -12 - 0
		9. 253	Do	1 -10	5 - 8 - 0
		10. 254Part	Do	" -11	1 - 4 - 0
		11. 256	Do	" - 6	0 - 4 - 0
		12. 268 Part	Do	1 - 1	4 -12 - 0
		13. 269 Part	Do	1 -33	8 - 0 - 0
				14 · 146	81 - 12 · 0
				18.26	

B 8-09 Ry 9/13 dl 13

b-1557

190

From

The Deputy Commissioner,

Kadur District.

To

The Secretary to the Govt.

of Mysore, Gen & Rev. Depts.

Dated 6th

Despatched 7th October 1909.

Received

General No. 134

No.

Enclosure No. nil

Soliciting orders of Government for the confirmation of the sale of some lands belonging to Mr.A.Shama Rao, member of the late Agricultural Bank, Chikmagalur.

Taluk.	Village.	Sur. No.	Kind.	Extent.	Assessment.	
				A.- G.	Rs.- As. - P.	
	Vastara	14 77	Wet	. - 3	" - 8 - "	
		15. 83	Wet	" -11	1 - 4 - "	
		16. 154	Dry	" -16	" - 8 - "	
		17. 166	Wet	4 - 2	18-- " - "	
		18. 230	Wet	" - 4	" - 8 - "	
		19. 192	Dry	6 -26	6 - 0- "	
		20. 252 Part.	Wet	" - 2	0 - 4 -"	
		21. 270 Part.	Wet	2 -14	11 - " - "	
		22. 498 Part.	Wet	" -27	2 -12 - "	
		23. 274 Part.	Wet	" -24	2 -12 - "	
		24. 277 Part.	Wet	3 -30	16 -12 - "	
		25. 317 Part.	Wet	2 - 0	7 - 8 -"0	
Chikmagalur		26. 474	Wet	1 -11	5 - 8 - "	
		27. 477 Part.	Wet	" -19	2 - 4 - "	
		28. 507 Part.	Wet	" - 4	" - 4 - "	
		29. 520	Dry	1 -22	1 - 8 - "	
		30. 527	Dry	" -19	" - 4 - "	
	—	31. 30 Part.	Wet	5 -11	24 - 8 - "	
	Anur —	32. 213	Wet	1 - 9	4 - 12- "	
			Dry	" -25	" - 4 - "	
	—	33. 139	Coffee	43-10	65 - " - "	House at Vastara and its out-house &c.
	—	34 533	Coffee	27-25	41 - 8 -"	House at Chikmagalur.

2. The annual instalment payable towards this sum of Rs.40,460-9-9 was Rs.2,797-4-5 which for four years up to the end of 1908-09 amounted to Rs.11,189-1-8. Mr.Shama Rao has not paid a pie up to date towards the dues.

3. He was largely in arrears with respect also to the payment of the land revenue due on his lands. In staisfaction of these arrears, some of his lands were from time to time put up for sale and after meeting arrears of revenue and miscellaneous charges therefrom, a sum of Rs. 180-13-11 that remained, was credited to the Bank account of Mr.Shama Rao last year.

4. As in spite of repeated demands, Mr.Shama Rao did not pay any money towards the arrears of annual instalments of his loan and as his coffee estates at Vastara had been hopelessly neglected for many years, I notified for sale on the 10th September last the properties which had escaped the revenue sale (i.e., Nos. 14 to 34 mentioned in the statement under para 1 above). The coffee lands did not fetch proper bids at the sales. The highest offer that was received was only Rs.2500/-; and as it was considered by Mr.Pilkington to be too low, it was rejected

by me and the Estates were reserved for a future sale. The wet and dry lands - 17 in number- most of which are very small in extent fetched altogether Rs.1275/-. As this price was very fair considering the nature and quality of the lands, the bids were accepted in these cases and the amounts paid up by the parties have been held in deposit pending the orders of Government for confirming the sales. I therefore beg to solicit the orders of Government for the confirmation of the sale of the above lands.

5. I may state here that I am in doubt as to whether in cases like these where lands have been sold by the Deputy Commissioner for the realization of loans due from the members of the Bank, it is necessary to submit the proceedings of every sale for the confirmation of Government, or whether such sales may be confirmed by myself, when no points of doubt arise on which instructions of Government may be necessary. I request to be favored with definite orders of Government in the matter for future guidance.

6. Besides the lands which have been sold and the sales of which are above recommended for confirmation, there are left only the marginally noted properties of Mr.Shama Rao against which we shall have to proceed to recover the large sum of Rs. 39,014-11-10 remaining against him. These properties are not expected to fetch more than about Rs. 5000/-. Deducting this anticipated realization, there will yet remain the heavy balance of about Rs. 34000/- for the recovery of which there will be absolutely no means at all. On this matter, however, I shall submit my further report in due course after holding the sale of the above properties.

I have the honor to be,

Sir,

Your most obedient servant,

Deputy Commissioner,
Kadur District.

---

* 1. Survey No. 30
2. " 213
3. House at Chikmagalur.
4 " at Vastara, rotta mim buildings
5 Office rotates.

15-11-18

18

G.R.S. 28]

File No. 8

Serial No. 14

...r replied to 15357

Proceedings of the Government of His Highness the Maharaja of Mysore

GENERAL AND REVENUE SECRETARIAT.

(Bangalore)

190

Date of issue 07/11/09.

Signed by Mr. M.K. Krishnadas

READ—

Letter No 134 dt 7-10-09 from the Dy Commr Kadur Dt reporting that [illegible] the properties of the late [illegible] Shama Rao an indebted member of the late Agl Bank at Chikmagalur [illegible] of certain wet & dry

Rev. Dg 2403-5

dt 17 Nov 09

SUBJECT

lands - 17 in number
~~in the holding of the~~
~~said number~~ in the Vatsara
Village, the Munsif of K were deputed to
2nd fetched altogether
Rs 12/5- and soliciting orders as to whether it is
necessary to submit for
the sanction of Govt
each case of sale by auction
of the mortgaged properties
of the indebted members
for realising the amounts
payable by them -

~~Confirmed~~
wet + dry
The Sale of the lands reported by
the Dy Commr is sanctioned
The sanction of Govt is necessary as well as desirable
2. The disposal of the properties of
the indebted members of the two closed
Co-op banks for realising the amounts
payable by them to Govt

3. The final report of the
Dy Commr regarding
the closing of the account
of M/s Chamaram
to be submitted after the
disposal of the said
property is
awaited -

Sec'y

To
The Dy Commr
Kadiri
" Asst Dy
" Comptroller

Ref: 1/11

Final Report The Dy C will
be good enough to endeavour to
account for the heavy losses which the
Closing of this debtors account will involve
Explain how far it is due to over valuation
for purposes of acceptance of mortgage by Govt
at the time & to unforeseen decline since
& so forth -

Ref: 1/11